

STRAND WAY

Summerley Private Estate
Felpham, West Sussex



£650,000 Freehold

An amazing opportunity to acquire a spacious, detached home located **DIRECTLY ON THE BEACHFRONT** of a popular **PRIVATE MARINE ESTATE**. Requiring modernization. OFFERED FOR SALE WITH NO FORWARD CHAIN.

FEATURES:

- Kitchen breakfast room with serving hatch to dining room
- Large sitting room opening to the dining room
- Sunroom with superb views of the sea
- Ground floor bedroom 4/Study; ground floor shower/utility room
- First floor master bedroom with large en-suite bathroom and fantastic views from balcony
- Two further first floor bedrooms, family bathroom & separate W.C.
- Driveway parking for several vehicles & detached garage & store
- Rear gardens with lawn, terrace and air raid shelter
- First floor balcony with wide reaching sea views

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SITUATION

The Summerley Estate is a private coastal estate located on the eastern side of Felpham Village. Felpham offers wide ranging amenities and a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

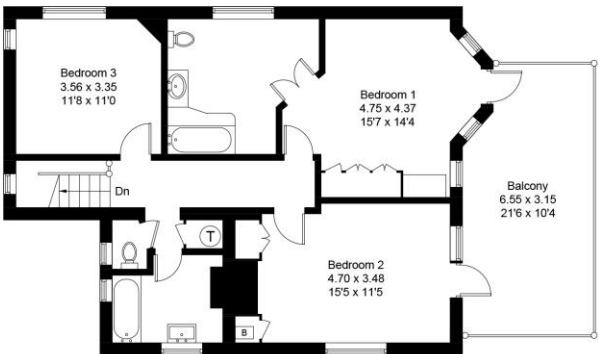
The front door opens into an enclosed entrance porch/boot room, with a door into the spacious sitting room with fireplace, which in turn opens into the dining room. The dining room, with side window and bay frontage has a door to the south facing sunroom which offers views of the sea and access to the front garden. The kitchen breakfast room, with window to the side, has a range of fitted units and spaces for appliances and a serving hatch through to the dining room. There is a study or bedroom 4 to the rear of the property, a good size ground floor shower room, with space for white goods, and a large rear entrance porch. The rear hallway has built-in bookcases and the staircase to the first floor where there are three bedrooms. The master bedroom to the front of the house, has fitted storage, a large ensuite bathroom, and a door to the south facing balcony affording superb views of the beach and promenade. Bedroom 2, also with two fitted cupboards, one with sink, also has access to the front balcony with views of the sea, and bedroom 3 is situated to the rear. There is a family bathroom and separate W.C.

At the rear of the property there is a lawned garden which rises up and over the air raid shelter at the end of the garden and a wooden summerhouse in the rear corner. The mature boundaries provide a good level of seclusion and there is a door to the store at the rear of the garage. At the front of the property, there is a driveway providing off-road parking and a lawned front garden. Crossing Strand Way, to the promenade opposite, gives direct access to the beach and promenade which runs east to the edge of the estate before turning into the greensward and west, past cafés and access to Felpham village, right through to West Bognor and Aldwick. The property requires extensive modernisation throughout.

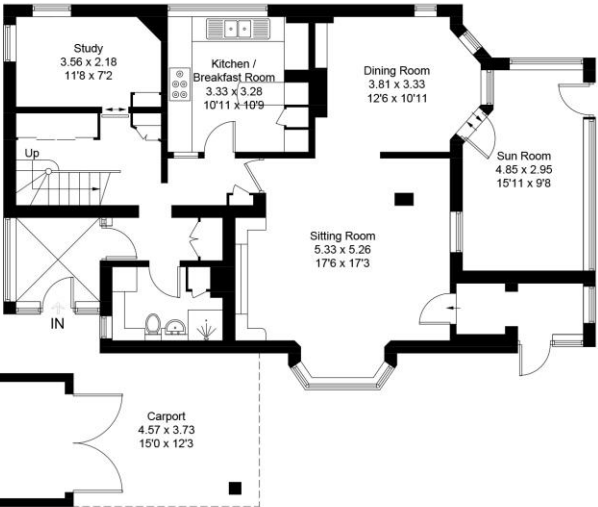


FLOOR PLAN:

Approximate Gross Internal Area = 182.7 sq m / 1966 sq ft
Garage = 18.7 sq m / 201 sq ft
Total = 201.4 sq m / 2167 sq ft



First Floor



Ground Floor

Created by **BAY TREE ESTATES - Telephone 01243 850451.**
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1265026)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	66	75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.